



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### JUNE 6, 2019

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*  
Mike Jordan, *Vice Chair*  
John P. Campanella  
Jay D. Higgins  
Sheila Lodge  
Deborah L. Schwartz  
Addison Thompson

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Krystal M. Vaughn, Senior Commission Secretary

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#### CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:02 p.m.

#### I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan (until 4:12 p.m.), Commissioners John P. Campanella (absent 1:04 – 4:27 p.m.), Jay D. Higgins, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson (absent 1:04 – 4:27 p.m.)

#### STAFF PRESENT

Ariel Calonne, City Attorney  
Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Tony Boughman, Assistant Planner  
Kathleen Goo, Commission Secretary

#### II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:  
No requests.
- B. Announcements and appeals:  
No announcements.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

## 1. May 2, 2019 Minutes

**MOTION: Thompson/Jordan**

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Schwartz) Absent: 0

## D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

No public comment.

III. **NEW ITEM**A. **ACTUAL TIME: 1:04 P.M.****APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR SANCTUARY CENTERS, PROPERTY OWNER, 115 WEST ANAPAMU STREET, APN 039-222-002, C-G ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL - HIGH DENSITY RESIDENTIAL (PLN2016-00436)**

Sanctuary Centers of Santa Barbara proposes a project involving construction of a five-story mixed-use building, approximately 59-feet in height. The building would consist of approximately 34 residential apartments for a resident population including adults with mental illness and substance abuse disorders, and veterans with post-traumatic stress disorders; and approximately 6,600 square feet of new nonresidential floor area for a co-occurring disorders center, offices, meeting rooms providing mental health and support services for residents, and an integrated medical and dental care clinic focused on serving people with mental illness.

The project is requesting an exception to the 45-foot height limit identified in the C-G, Commercial General, zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed building.

The project is in the early stages of development, and has not been submitted formally to the City's Development Application Review Team. Changes to the project description may occur as the project continues through the review process. However, the Zoning Ordinance requires that consideration of the exception to the height limit occur during this conceptual review period.

The decision of the Planning Commission on the exception to the building height limitation, related to a project that involves new dwelling units and new nonresidential floor area, requires an environmental finding pursuant to California Environmental Quality

Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. A separate environmental determination will be made for the project after review of a complete formal application submittal.

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Thompson recused himself from hearing this item as he is a member of the Santa Barbara Club and has an equity interest in the property immediately adjacent to the south. Commissioner Campanella also recused himself from hearing this item as he is on the Board of Garden Court Inc., which is an adjacent property.

Tony Boughman, Assistant Planner, gave the Staff presentation.

Christine Pierron, Architect, gave the Applicant presentation, and was joined by Marti Levi, Chair of the Board of Directors for Sanctuary Centers of Santa Barbara; Barry Schoer, President and CEO of Sanctuary Centers of Santa Barbara; and Steve Amerikaner, Attorney

Public comment opened at 1:48 p.m.

The following individuals spoke:

1. John McNairy, support.
2. John Doordan, support. Claude J. Dorias and Claoud Saks ceded time to Mr. Doordan.
3. Rhonda Johansen Karsag, support.
4. Brian Katon, support.
5. Kit McMillion, support.
6. Mark Carney, opposed. Richard Six and Ellen Jane Lawson ceded time to Mr. Carney.
7. Sarah Beechick, support.
8. Pat Wheatley, support.
9. Marge Schwartz, opposed.
10. Craig Peterson, support.
11. Matthew Lowe, support.
12. Paulina Conn, opposed.
13. Rick Closson, opposed. Cathy Closson ceded time to Mr. Closson.
14. Maureen Earls, support.
15. Alan Bleecher, support.
16. Stuart Fuss, opposed.
17. Alexandra Cole, support.
18. Michael E. Nissenson, support.
19. Cassandra Ensberg, support.
20. Anna Marie Gott, oppose. Chris Barros ceded time to Ms. Gott.
21. Albert Torosyan, opposed.
22. Robert Malloy, opposed.
23. Gary Yant, opposed.
24. Dale Aazam, support.

Written correspondence from Cassandra Ensberg, Ronald V. Gallo, Geoff Green, Craig Peterson, Ellen Lawson, Joy Simpson, Paulina Conn, Mark Carney, and William McArdel was acknowledged.



Public comment closed at 2:48 p.m.

**MOTION: Lodge/Schwartz**

**Assigned Resolution No. 007-19**

Approve the building height exception to a maximum of 60 feet, making the findings as outlined in the Staff Report dated May 30, 2019.

The motion carried by the following vote:

Ayes: 5      Noes: 0      Abstain: 0      Absent: 2 (Campanella and Thompson)

The ten calendar day appeal period was announced.

**\* THE COMMISSION RECESSED FROM 4:12 TO 4:27 P.M. \***

**B. ACTUAL TIME: 4:27 P.M.**

**PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE TO REGULATE THE CONVERSION OF MOBILEHOME OR PERMANENT RECREATIONAL VEHICLE PARKS TO OTHER USES (PLN2019-00162).**

The purpose of this hearing is for the Planning Commission to consider a proposed amendment to the Zoning Ordinance (SBMC Title 30) to update the Mobilehome Park Conversion Regulations in Section 30.185.290 and Planning Authority in Chapter 30.200, and to forward a recommendation to City Council. The Planning Commission will also consider amendments to Title 27, specifically, amending Chapters 27.03 and 27.07, and adding Chapter 27.50, relating to subdivisions as these provisions are directly related to mobilehome park conversions.

When a park owner proposes to convert an existing mobilehome park to another use, or to close a mobilehome park or to cease using land as a mobilehome park, current provisions of state law, as set forth in Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, authorize the City to require the person proposing the change of use to file and distribute a report on the impact of such change and further authorize the City to require measures to be undertaken to mitigate the adverse effects of the change of use upon the residents of the mobilehome park who would be displaced by such change. The City Council has determined that mobilehome parks and permanent recreational vehicle parks are an important source of affordable housing within the City of Santa Barbara. The proposed ordinance will establish mitigation measures to prevent the conversion, closure or cessation of use of mobilehome parks from having a substantial adverse effect upon park residents in terms of cost of relocation, scarcity of similar comparable housing within a reasonable proximity to the City, and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobilehome parks.

Ariel Calonne, City Attorney, gave the Staff presentation and Mr. Alva was present to provide Spanish translation services.

Public comment opened at 5:26 p.m.

The following individuals spoke:

1. Sharon Rose. Carol Holm and Pat Wilbanks ceded time to Ms. Rose.

2. Ann Andersen, support.
3. Jim Farned. Ardelle Hill ceded time to Mr. Farned.
4. Christel Berros.
5. Rosalba Gordova.
6. Anna Marie Gott. Glenta Uriarte and Sharryn Nielson ceded time to Ms. Gott.

Written correspondence from Pam Emerson and Jim Farned, Robin Newman, and Tony Longo, were acknowledged.

Public comment closed at 5:55 p.m.

**MOTION: Lodge/Thompson**

**Assigned Resolution No. 008-19**

Recommends approval of the proposed Ordinance Amendments with a recommendation to revise the coach relocation distance requirement to be 25 miles rather than 35 miles and to include a definition for "the City," making the finding that the proposed Zoning Ordinance amendment is consistent with the General Plan because it implements policies of the Housing Element related to preservation of non-subsidized affordable rental housing (Policy H13).

The motion carried by the following vote:

Ayes: 6      Noes: 0      Abstain: 0      Absent: 1 (Jordan)

The ten calendar day appeal period was announced.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:12 P.M.**

**A. Committee and Liaison Reports:**

**1. Staff Hearing Officer Liaison Report**

No report.

**2. Other Committee and Liaison Reports**

- a. Commissioner Schwartz reported on the Olive Mill / Coast Village Road Roundabout Working Group; and the Residential Multi-Unit Objective Design Standards Working Group.
- b. Commissioner Thompson reported that Caltrans staff were not attending the Olive Mill / Coast Village Road Roundabout Working Group meetings.
- c. Chair Wiscomb reminded the public that the Local Coastal Program update will be coming before the Commission on June 20, 2019.
- d. Commissioner Campanella reminded the public about the D-Day Remembrance Events.

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 6:20 p.m.

Submitted by,

  
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Krystal M. Vaughn, Senior Commission Secretary